PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA
September 08, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: Jason Cathey with Fellowship of Christian Athletes

PLEDGE: Presentation of Colors by East Paulding High School

MINUTES:

1. Adopt the August 25, 2026 Work Session Minutes and the August 25, 2026 Board Meeting Minutes.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. Approve the purchase to the lowest responsive quote, Tricounty Upfitters, for the final upfitting of 20 Police Patrol Vehicles in the amount of $395,444.60. Funding for this purchase will be from SPLOST.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

3. Authorize the Paulding County Fire Rescue to proceed with the purchase of four (4) Ford Maverick vehicles from Hardy Family Ford through the State of Georgia Contract for a total vehicle purchase price of $127,360.00, with the remaining $12,640.00 of the approved $140,000.00 FY2027 project allocation utilized for departmental lettering and warning lights. Funding for this project will be allocated from SPLOST.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Action to approve the following consent agenda item:

4. Declare the following items listed as surplus, and approve their disposal through sale, auction, trade or governmental donation:

Dept.	Item Name	Make/Model	Serial Number
Sheriff	Unit 60	2011 Ford Crown Vic	2FABP7BV4BX155764
Sheriff	Unit S-123	2006 Ford Explorer	1FMEU72E36UA85571
Water	Unit 747	2012 Ford F-150	1FTMF1CM9CFA23167
Elections	Unit 859	2007 Ford Focus	1FAFP34N57W152902

Motion: _____ By: _____ 2nd: _____
For: _____ Against: _____ Abstain: _____

OLD BUSINESS: None

NEW BUSINESS:

5. Action to adopt Resolution 2026-37 authorizing the submission of Congestion Mitigation and Air Quality Program grant application to the Georgia Department of Transportation for the proposed project for Cedarcrest Road improvement project from Harmony Grove Church Road to the Cobb County Line, PI0013700, located in Post 1 and Post 4 and Gold Mine Road at SR 101 Intersection Improvement project, PI0019801, located in Post 2.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

6. Action to adopt Resolution 2026-38 confirming Executive Session for the purpose of Real Estate and Litigation.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
August 25, 2026
September 8, 2026 (BOC)

7. Action to adopt Ordinance 2026-07 Text amendment amending Title 1: Administration and Title 2: Zoning of the Unified Development Ordinance (UDO) for Paulding County, Georgia and for other purposes.
   Motion: _____ By: _____ 2nd: _____
   For: _____ Against: _____ Abstain: _____

8. 2026-01-TAA**:** Application by **GREENLEAF INVESTMENT PARTNERS L130 LLC / MARK BUCHANAN** requesting a text amendment to the Unified Development Ordinance, Title 2, Zoning, Chapter 210 (Light Industrial District), Section 210-240.02 (Permitted Uses) to allow the following uses as permitted by right "Health and fitness facilities, including health clubs, fitness centers, gymnasiums, and fitness instruction studios" of the UDO (Unified Development Ordinance).

   Approval of the Text Amendment would add the following text:

   RRR. Health and fitness facilities, including health clubs, fitness centers, gymnasiums, and

fitness instruction studios.

RECOMMENDATION: APPROVAL (7-0-0).

Motion: _____ By: _____ 2nd: _____
For: _____ Against: _____ Abstain: _____

9. 2026-06-SPSA: Application by **JOEL L. LARKIN / SAMS, LARKIN & HUFF, LLP** requesting to amend zoning condition #9 from prior rezoning application **2020-16-Z** which limits the hours of operation on the property from 7:00 am to 7:00 pm. The applicant proposes hours of operation from 5:00 am to 11:00 pm. Property is located in Land Lot 101; District 1; Section 3. North side of Ridge Road and east side of Vaughn Road (4281 Ridge Road). POST 3.

    9. Owner/Developer agrees to limit store hours of operation from 5:00 am to 10:00 pm Sunday through Thursday and 5:00 am to 11:00 pm Friday and Saturday.

    The remaining stipulations for 2020-16-Z will remain if effect.

    RECOMMENDATION: APPROVAL (7-0-0).

    Motion: _____ By: _____ 2nd: _____

    For: _____ Against: _____ Abstain: _____

10. 2026-02-SPSA: Application by **HICKORY CREEK HOMEOWNERS ASSOCIATION, INC** requesting a revision to the PRD (Planned Residential Development) site plan from rezoning case (2004-15-Z). The applicant proposes to construct a small community amenity on approximately 1.63 acres of designated greenspace. Property is located in Land Lot 892; District 3; Section 3; west side of Shady Glen and Hawthorn Drive intersection. POST 4.

    RECOMMENDATION: DENIAL (7-0-0).

    If the Board of Commissioners chooses to approve, staff recommends the following stipulations:

    1. Owner/Applicant agrees all prior zoning stipulations from case 2004-15-Z will remain in effect.
    2. Owner/Applicant agrees to no amenity area lighting.
    3. Owner/Applicant agrees to maintain the required 15 ft. undisturbed buffers.
    4. Owner/Applicant agrees to no vehicular parking. Bike racks are recommended.
    5. Owner/Applicant agrees the amenity development is subject to the Paulding County Plan Review Process.

    Motion: _____ By: _____ 2nd: _____

    For: _____ Against: _____ Abstain: _____

11. 2026-04-Z: Application by **RYAN LAWRENCE** requesting to rezone 3.15 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) for a construction business

including a proposed storage yard for lumber, skid steers, trucks and other industrial products. Applicant is also requesting a variance to reduce buffer along the north property line from 50ft to 25ft. Property is located in Land Lot 1041; District 2; Section 3; west side of Hiram-Douglasville Highway (SR 92), south of Bill Carruth Parkway. (3166 Hiram-Douglasville Highway. **POST 3**.

RECOMMENDATION: APPROVAL (5-2-0).

1. Owner/Developer agrees that access along SR 92 will be coordinated and approved by the Georgia Department of Transportation.
2. Owner/Developer agrees the site and business is subject to the County's Plan Review Process.
3. Owner/Developer agrees the site cannot be used as a park for pay vehicle storage lot.
4. Variance: Reduce the required 50 ft. buffer along the northern property line to 25 ft.

Motion: _____ By: _____ 2nd: _____

For: _____ Against: _____ Abstain: _____

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Michelle Prather re: Change to the 2022 Storage Ordinance
James Bender re: Data Centers
Connie Rakestraw re: TPOD, Zoning, Ordinances
Michelle Wolven re: Data Centers, TPOD Ordinance and Litigation of Ordinance
Todd Pownall re: Data Centers
Richard Chappell re: Data Centers near my house

EXECUTIVE SESSION: None

ADJOURNMENT